



GOYAL  
PROPERTIES

BUILT BY VALUES

— CODENAME —  
**ROOTS**

**2 & 3 BHK SIGNATURE RESIDENCES**

— Coming Soon at Mamurdi —

*In sync with Life.*

In love with living.



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## Rooted in Legacy, Built to Inspire Trust

Goyal Properties is a name defined by **trust, values, & thoughtful innovation** in Pune's ever-growing real estate landscape.

With a legacy nurtured over decades, we create spaces that blend design and purpose, homes & environments that grow with your lifestyle.

Our vision extends beyond construction, we craft enduring relationships & vibrant communities through timeless design, responsible practices, on-time delivery, and a people-first approach.

**39+**

Years Of  
Experience

**32+**

Projects  
Delivered

**10K+**

Happy  
Families

**3M**

Sq.ft.  
Delivered

**1.2M**

Sq.ft. Ongoing  
Development

**8.4M**

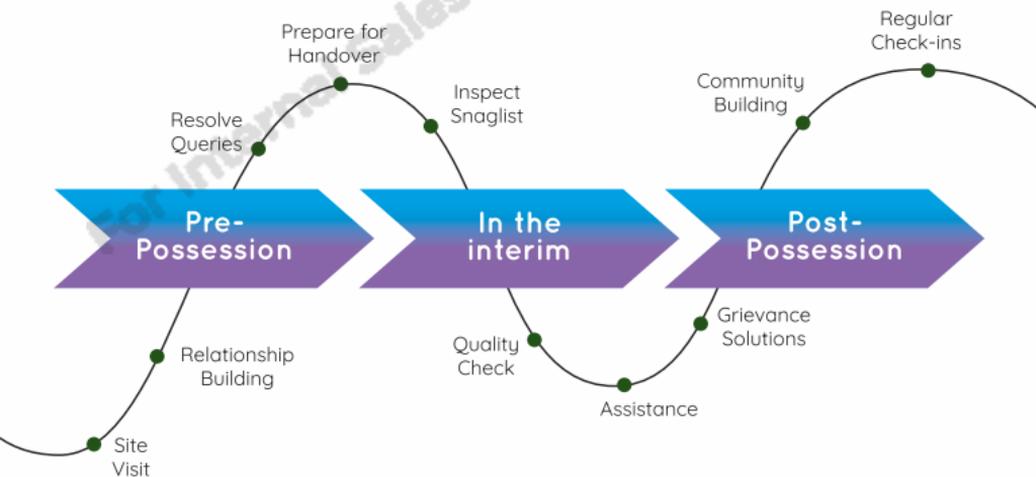
Sq.ft. Upcoming  
Development

**\*For Internal Sales Training Purpose Only**



As a customer-centric organisation, Goyal Properties firmly believes in delivering value to all its stakeholders. With an after-sales initiative to build a better connection with our community, we continue to differentiate ourselves in the market.

The Hey Initiative is our way of saying we care about – your home, your experience, and you.



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# Our Green Pledge

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We, at Goyal Properties, pledge to shape future-ready communities where progress and the planet grows together.

With every development, we commit to responsible design, efficient use of energy and water, and greener open spaces that support healthier living. We strive to reduce our environmental footprint, strengthen resilience, and create long-term value for residents and society.

From planning to handover, we make choices that respect nature and elevate everyday life so the communities we build today remain sustainable, thriving places tomorrow.

**All My Home projects are  
Green Building Certified.**

# Project Highlights

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10 Acres  
in Phase 1



Curated  
Amenities



Buzzing  
High Street



Grand-Scale  
Community



Multiple Unit  
Typologies



Eco Friendly  
Homes



A Sprawling  
26-Acre  
Land Parcel

— CODENAME —

# ROOTS

Codename Roots are built around people: how they live, meet, pause, celebrate, and belong.

In Sync With Life is a feeling - spaces that understand your routine, neighbours who don't feel like strangers, and a lifestyle that celebrates you.

Here, home isn't just where you stay. It's where you live the rhythm of life.

# Master layout



## LIST OF AMENITIES:

01. MULTIPURPOSE SPORTS COURT/BASKETBALL COURT/BOX CRICKET
02. BIRDS SANCTUARY
03. URBAN FOREST WITH HAMOCK GARDEN
04. TEA PAVILLION / NATURE SITOUT
05. TEMPLE
06. AMPHITHEATRE SEATING ALONG WATER BODY
07. SOCIAL GATHERING SPACE
08. BON FIRE SEATING
09. KIDS ADVENTUROUS PLAY AREA
10. SENIOR CITIZEN SPACE
11. ARRIVAL PLAZA
12. PET PARK
13. JUNGLE TRAIL / JOGGING TRACK
14. PICKLE BALL COURTS (3 NO.S)
15. COVERED PARTY SPACE WITH EVENT LAWN
16. INDOOR GAMES
17. DIGITAL ROOM
18. PODCAST ROOM
19. MUSIC ROOM
20. COWORKING AND BOOK LOUNGE
21. SOCIAL DEN WITH THEMATIC LANDSCAPE
22. PODIUM ARRIVAL PLAZA
23. BOTONICAL GARDEN / FRAGRANCE GARDEN
24. AMPHITHEATRE WITH STAGE

## LIST OF AMENITIES:

25. KIDS CRECHE
26. MULTIPURPOSE HALL
27. STARGAZING DECK
28. YOGA DECK
29. PARTY LAWN
30. LANDSCAPE WALKWAY
31. ALFRESCO DECK
32. FUTSAL COURT
33. TOILET AND CHANGING ROOMS
34. KIDS PLAY POOL
35. SWIMMING POOL
36. JACUZZI
37. POOL DECK
38. FITNESS CENTRE
39. FOOTOVER BRIDGE
40. FITNESS CENTER
41. SWIMMING POOL DECK
42. JACUZZI
43. SWIMMING POOL
44. KIDS PLAY POOL
45. TOILET AND CHANGING ROOMS
46. LANDSCAPE WALKWAY
47. PARTY LAWN

48. ALFRESCO DECK / POOL SIDE PARTY DECK
49. MULTIPURPOSE HALL
50. YOGA DECK
51. STARGAZING AEA
52. KIDS CRECHE
53. BOTONICAL GARDEN / FRAGRANCE GARDEN
54. PODIUM ARRIVAL PLAZA
55. KIDS MUSIC GARDEN
56. SOCIAL DEN WITH THEMATIC LANDSCAPE
57. PODCAST ROOM
58. DIGITAL ROOM
59. COWORKING AND BOOK LOUNGE
60. INDOOR GAMES
61. COVERED PART SPACE WITH EVENT LAWN
62. PET PARK
63. KIDS PLAYSTATION
64. JUNGLE TRAIL / JOGGING TRACK
65. ARRIVAL PLAZA
66. WATERBODY
67. NATURE SITOUT
68. URBAN FOREST WITH HAMMOCK GARDEN.
69. BIRDS SANCTUARY
70. LAWN TENNIS.
71. BUILDING TO PODIUM GARDEN BRIDGES

## Unit Plans

Typology	Carpet (sq. ft.)	Price (in Lakhs)
<b>3 BHK</b> Signature	<b>1036</b> sq. ft.	<b>₹97 - 99 L</b>
<b>3 BHK</b> Premier	<b>924</b> sq. ft.	<b>₹87.5 - 89.5 L</b>
<b>3 BHK</b> Classic	<b>848</b> sq. ft.	<b>₹81 - 83 L</b>
<b>2 BHK</b> Signature	<b>760</b> sq. ft.	<b>₹70.5 - 72.5 L</b>
<b>2 BHK</b> Premier	<b>704</b> sq. ft.	<b>₹66.25 - 68.25 L</b>
<b>2 BHK</b> Classic	<b>638</b> sq. ft.	<b>₹62.5 - 66 L</b>

**PLATINUM TOKEN**

**₹99,000/-**

**BENEFITS**

- Spot booking advantage
- Flat discount = ₹50k
- Priority access to launch event & price
- ₹200,000/- discount on launch price
- Unit selection
- PLC waived off

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**GOLD TOKEN**

**₹27,000/-**

**BENEFITS**

- Refundable
- Access to launch event
- Access to pre-launch price
- Spot discount = ₹50K
- Discount on launch price = ₹50k
- PLC waived off

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**GOYAL  
PROPERTIES**

BUILT BY VALUES

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